

JEFFERSON COUNTY PLANNING AND ZONING COMMISSION

The regularly scheduled meeting of the Jefferson County Planning and Zoning Commission was held on February 9, 2023 at 6:30 p.m. in the Assembly Room of the Jefferson County Administration Center, 729 Maple Street, Hillsboro Missouri.

The following members of the Commission were present:

Danny Tuggle
Larry Adkins
Greg Bowers
Mike Huskey
Johnathan Sparks

The following members were not present:

Tim Dugan
Chris Hastings

Also present were Eric Larson, Director of County Services and Code Enforcement, Jason Cordes, Assistant County Counselor, Josh Jump, Planner II, Rachel Krispin, Planner I/GIS, Elaine Roesch, Recording Secretary and Notary and other concerned citizens.

Commissioner Adkins made a motion to approve agenda.

Commissioner Tuggle seconded the motion. Motion carried with all in favor.

Commissioner Adkins made a motion for approval of the minutes.

Commissioner Tuggle seconded the motion. Motion carried with all in favor.

Mrs. Roesch swore in all witnesses who were to testify.

Mr. Jump presented the following exhibits for all the petitions:

Exhibit A, The Official Master Plan for Jefferson County, Missouri, adopted August 6, 2003 and effective April 2, 2008,

Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:

Unified Development Order, adopted April 2, 2008, as amended:

Exhibit C, Planning Division Staff Reports with respective Case Files

Commissioner Adkins made a motion to accept exhibits.

Commissioner Sparks seconded the motion. Motion carried with all in favor.

The first item of New Business for Consideration was PC23002, a Request for a Zone Change and Development Plan Approval for parcel 02-6.0-14.0-4-001-019., located at 605 E. Outer

21 Road, Arnold, in Windsor Township and Council #2, from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for South Texas Endeavors.

Ms. Krispin presented the staff report for PC23002.

The following individual testified in favor of PC23002:

Joshua Huempfer

The following individual in opposition of PC23002:

Elizabeth Appelbaum

Commissioner Huskey made a motion that the Jefferson County Planning and Zoning Commission accept Exhibit "D", photo of another development done by the applicant.

Commissioner Adkins seconded the motion. Motion carried with all in favor.

Commissioner Tuggle made a motion that the Jefferson County Planning and Zoning Commission approve PC23002, a Request for a Zone Change from Non-Planned Community Commercial (CC-2) Zone District to Planned Commercial (PC) Zone District and Development Plan approval for South Texas Endeavors in accordance with regulatory requirements, requested modifications and staff report conditions of approval.

Commissioner Adkins seconded the motion. Motion carried with all in favor.

The next item of New Business for Consideration was a Public Hearing regarding proposed amendments to Title IV, Chapter 400 of the Code of Ordinances of the Jefferson County: Unified Development Order.

Mr. Jump outlined the proposed amendments to the Unified Development Order.

The last item of New Business for Consideration was Resolution 2-9-2023A of the Planning and Zoning Commission of Jefferson County, Missouri, to report on and Recommend amendment of the Code of Ordinances of Jefferson County, Missouri: Unified Development Order, and directing that this Resolution serve as the Planning and Zoning Commission's report to the Jefferson County, Missouri, Council.

Commissioner Tuggle introduced and moved for the adoption of Resolution 2-9-2023A of the Planning and Zoning Commission of Jefferson County, Missouri, to report on and Recommend amendment of the Code of Ordinances of Jefferson County, Missouri: Unified

Development Order, and directing that this Resolution serve as the Planning and Zoning Commission's report to the Jefferson County, Missouri, Council.

Commissioner Adkins seconded the motion. Chairman Bowers called for a roll call vote.

The Planning and Zoning Commission voted as follows:

Commissioner Tuggle	(District 1)	Yes
Commissioner Bowers	(District 2)	Yes
Commissioner Sparks	(District 3)	Yes
Commissioner Adkins	(District 4)	Yes
Commissioner Hastings	(District 5)	Absent
VACANT	(District 6)	VACANT
Commissioner Dugan	(District 7)	Absent
Commissioner Huskey	(At-Large)	Yes
VACANT	(At-Large)	VACANT

The Chairperson of the Planning and Zoning Commission declared the motion carried and the Resolution adopted unanimously.

Under Reports to the Commission, Mr. Jump announced Commission would meet next on March 9, 2023.

There were no Citizens to be heard.

There being no further business, Commissioner Adkins made a motion to adjourn.

Commissioner Sparks seconded the motion. Motion carried with all in favor.

The February 9, 2023 Planning and Zoning Commission Meeting adjourned at 7:15 pm.

Respectfully Submitted
Elaine Roesch